

**TOWN OF CHESTER
PLANNING COMMISSION**

**January 4, 2016
Minutes**

PRESENT: Tom Bock; Claudio Veliz; Naomi Johnson; Harry Goodell

VISITORS: Julie Hance; Michael Normyle; Palmer Goodrich; Laurie Goodrich; William Lindsay; Shawn Cunningham; Randy Miles; Jerry Stewart; Gail Stewart

The meeting was called to order at 7:00 p.m. by Chairman Bock.

1. APPROVAL OF THE MINUTES:

A motion was made by Harry Goodell to approve the minutes of the December 7, 2015 Planning Commission. Seconded by Claudio Veliz. The motion passed.

2. PALMER GOODRICH REQUEST:

Harry Goodell recused himself from the conversation. Palmer Goodrich stated that they are contemplating the purchase of property on Elm Street in Chester. They would like to utilize the property to process fire wood, park equipment and stock pile aggregate for resale at another location. They are asking the Planning Commission if they agree that this would be an allowed use within that District. Naomi Johnson stated that she does not find anything in the Regulations that do not allow the proposed uses. The only item that might have a conflict is the stock piling aggregate. The Planning Commission noted that this would qualify under Industrial Facility and Manufacturing.

3. KEVIN MORTON REQUEST:

Kevin Morton was not present to express his concerns. It was agreed that this will be postponed for another meeting when he can be present.

4. TOWN PLAN REVIEW:

The Planning Commission discussed the process for the February 1 meeting. It was agreed to send a formal request to SRDC, CEDC, Rotary and the Chamber of Commerce. Each group will be given 10 minutes to present their opinions and it would be good to have each presenter provide their written comments. Discussion ensued regarding Power Point Presentations and Claudio Veliz suggested that Power Points be allowed but they have to bring their own complete setup. Discussion ensued regarding having a facilitator for the meeting, with the possibility of Bob Flint. Shawn Cunningham will come up with some ideas as well.

5. UNIFIED DEVELOPMENT BYLAWS REVIEW:

Jerry Stewart stated that they are interested in purchasing property on Elm Street and would like for Animal Kennel to be an allowed use. The Planning Commission informed the applicant that it has been added as a use but still has an approval process to go through.

Randal Miles stated that he would like to have wood processing as an allowed use on his property which is located in the R40 District. The Planning Commission discussed the implications of adding wood processing as an allowed use in the R40 District. Randy Miles also requested the Planning Commission review the possibility of rezoning his own property. The Planning Commission discussed the possibility of rezoning. The suggestion was made that Randal Miles gather his neighbors together and make a case to rezone their district to R120.

The Planning Commission discussed the definitions of commercial and private broadcast facilities and where this use should be allowed. Julie will look at other communities and see what they have for definition. The Planning Commission discussed the definition of Open Air Market and Enclosed Storage.

The Planning Commission discussed the definition of Rural Character. It was agreed to remove the Supplemental Standard.

The Planning Commission discussed the definition of the “center of Chester”. Naomi Johnson and Claudio Veliz will both bring their maps to the next meeting for discussion.

6. CITIZENS COMMENTS:

There were no citizen’s comments.

7. SET DATE FOR NEXT MEETING:

The next meeting was set for Tuesday, January 19, 2016 at 7:00 p.m.

8. ADJOURN:

A motion was made by Claudio Veliz to adjourn. Seconded by Naomi Johnson. There being no further business at this time, the meeting adjourned at 9:03 p.m.

Julie Hance
Planning Director

Thomas Bock
Chairman of the Planning
Commission